



PHAP15-00046

Date: August 22, 2016
Application Type: Certificate of Appropriateness
Property Owner: El Paso Independent School District
Representative: Adrian Stresow
Legal Description: Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3200 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1920
Historic Status: Landmark
Request: Return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on fencing and gates
Application Filed: 8/8/2016
45 Day Expiration: 9/22/2016

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on fencing and gates

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.*

AERIAL MAP



